





INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. **1285**  
(To be assigned by the Planning Dept.)  
MILITARY DRIVE JOINT  
VENTURE  
NAME OF DEVELOPER/SUBDIVIDER

Seaview P.O.A.D.P.  
P.O.A.D.P. NAME  
P.O. BOX 45309  
DALLAS TEXAS, 75245  
ADDRESS  
PHONE NO.

Harry Jewett Associates  
NAME OF CONSULTANT

342 W. Woodlawn, Suite 303  
ADDRESS  
78212  
PHONE NO. 737-3417

GENERAL LOCATION OF SITE Along the north ROW line of Potomac Rd.,  
between F.M. 1604 and Ray Ellis Dr.

EXISTING ZONING (If Applicable) Commercial use

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- ☐ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☐ Water Wells

- ☐ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial

- ☐ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☐ Septic Tank(s)

DATE FILED 2/1/88

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE 2/16/88  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use  
shall include, at least the following information:

- \_\_\_\_ (a) Perimeter property lines;  
\_\_\_\_ (b) Name of the plan and the subdivisions;  
\_\_\_\_ (c) Scale of map;  
\_\_\_\_ (d) Proposed land uses by location, type, and acreage;  
\_\_\_\_ (e) Existing and proposed circulation system of collector, arterial,  
and local type "B" streets (clearly identified) and their relation-  
ship to any adjacent major thoroughfares; and any proposed alterna-  
tive pedestrian circulation system;  
\_\_\_\_ (f) Contour lines at intervals no greater than ten feet;  
\_\_\_\_ (g) Ownership from title and/or city or county records and, if known,  
proposed development for adjacent land;  
\_\_\_\_ (h) Existing adjacent or perimeter streets (including right-of-way  
widths), intersections and developments;  
\_\_\_\_ (i) One hundred (100) year flood plain limits as identified from the  
most current Flood Insurance Rate Maps published by the Federal  
Emergency Management Agency for the City of San Antonio and/or Bexar  
County;  
\_\_\_\_ (j) Location map indicating the location and distance of the POADP in  
relation to adjacent streets and at least two (2) major thoroughfares;  
\_\_\_\_ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

February 16, 1988

Harry Jewett, P.E.  
342 West Woodlawn, Suite 103  
San Antonio, Texas 78212

RE: Seaview POADP  
File #285

Dear Mr. Jewett:

The Development Review Committee reviewed and accepted your plan for Seaview. The plan has been assigned File #285 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script, reading "M C O'Neal".

Michael C. O'Neal, AICP  
Planning Administrator  
Department of Planning

MCO/RR/sm  
Encl.



Harry Jewett Associates/Engineers • Planners • Consultants  
342 West Woodlawn/Suite 103  
512/737-3417/San Antonio, Texas 78212



PLANNING DEPARTMENT  
CITY OF SAN ANTONIO  
P. O. BOX 9066  
SAN ANTONIO, TX 78285

RE: POADP / SEAVIEW

GENTLEMEN:

ACCOMPANYING THIS LETTER, PLEASE FIND SIX (6) PRINTS EACH OF THE PRELIMINARY OVERALL DEVELOPMENT PLAN FOR THE PROPOSED SEAVIEW SUBDIVISION. WE ARE ACTING AS CO-CONSULTANTS WITH LICHLITER/JAMESON & ASSOCIATES, INC. OF AUSTIN, TEXAS ON THIS PROJECT. THE OWNER OF THIS PROPERTY IS MILITARY DRIVE JOINT VENTURE. THE PARTNERS IN THE JOINT VENTURE ARE L & N REAL ESTATE GROUP, INC. (A MEMBER OF THE LOMAS & NETTLETON FINANCIAL GROUP, INC.) AND TRINITY JOINT VENTURE. THIS 381 ACRE TRACT IS LOCATED ON WEST MILITARY DRIVE ACROSS THE STREET FROM SEA WORLD. IT IS ANTICIPATED THAT THE FIRST PLAT TO BE SUBMITTED WILL BE FOR THE 86' R.O.W. STREET THAT CONNECTS WEST MILITARY DRIVE WITH POTRANCO ROAD.

IF THERE IS ANY ADDITIONAL INFORMATION WE CAN PROVIDE REGARDING THIS MATTER, PLEASE CONTACT US.

SINCERELY,

A handwritten signature in dark ink, appearing to read "Harry B. Jewett, III".

HARRY B. JEWETT, III, P.E.

FEBRUARY 1, 1988

HBJ/MS  
ENCLOSURES

CC: SAM COATS  
DELK WATSON  
MARTIN WEISS  
ED WILLOUGHBY

RECEIVED  
1988 FEB - 1 PM 4: 15  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION